



12 STANWICK AVENUE, BIRMINGHAM, B33 9UR

ASKING PRICE OF £230,000

EPC: C Council Tax Band: B



A well maintained and beautifully presented property in a quiet cul-de-sac position. Comprising of a spacious lounge, modern fitted kitchen with space for a dining table, utility room, three good size bedrooms and a main family bathroom. To the front there is a gravel driveway and a small front garden. To the rear there is a private garden. Ideally located within easy reach of local shops. The property also enjoys good transport links into Birmingham City Centre and surrounding areas.

- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN/DINER
- UTILITY ROOM
- MODERN BATHROOM
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- QUIET CUL-DE-SAC POSITION
- CLOSE TO LOCAL AMENITIES

APPROACH Gravel driveway with a space for one car and street parking.

KITCHEN/DINER Modern fitted kitchen with dishwasher, built in cooker, fridge and freezer and space for a four seat dining table.

UTILITY ROOM Washing machine/dryer.

LIVING ROOM A nice light room with fireplace and double doors leading to the patio.

BEDROOM ONE A double bedroom with large built-in wardrobe and more space for storage.



BEDROOM TWO A double size bedroom with a large window and built in shelving.

BEDROOM THREE Currently used as an office. Would fit a single bed.

GARDEN Gate to front and side. Mainly laid to lawn with flower beds.

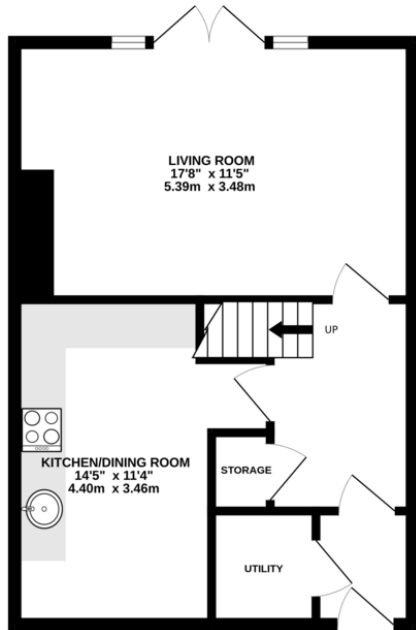
Location

Birmingham is a major city and metropolitan borough of the West Midlands, England lying on the River Rea, a small river that runs through Birmingham. The city is a major international commercial centre and an important transport, retail, events and conference hub. It has six universities making it the largest centre of higher education in the country outside London. Birmingham's major cultural institutions – including the City of Birmingham Symphony Orchestra, the Birmingham Royal Ballet, the Birmingham Repertory Theatre, the Library of Birmingham and the Barber Institute of Fine Arts – enjoy international reputations, and the city has vibrant and influential grassroots in art, music, literary and culinary scenes. Birmingham is the fourth-most visited city in the UK by foreign visitors.

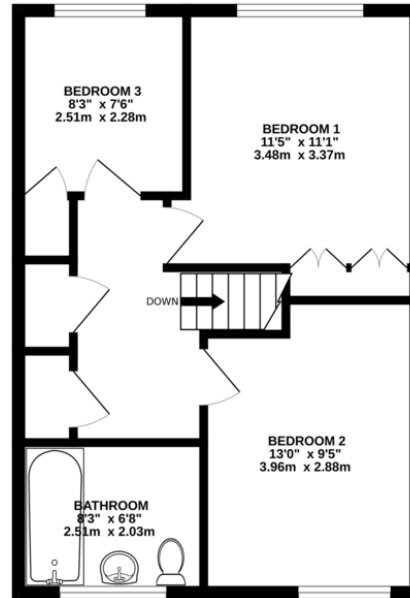


Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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